

## Submitter: Perry Group Limited

### Submission number: 464

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
464.1			<p><b>Amend</b> Policy 4.1.3 Location of development, as follows: (a) Subdivision and development of a residential, commercial and industrial nature is to occur within <u>or near</u> towns and villages where infrastructure and services can be efficiently and economically provided. (b) <del>Locate</del> <u>Give preference</u> to urban growth areas <del>only</del> where they are consistent with the Future Proof Strategy Planning for Growth 2017, <u>any amended Future Proof documents, the Corridor Plan, and any central</u> government directives on land use. AND Any consequential amendments or further relief to address the concerns raised in the submission.</p>	Reject	Decision Report 5: Strategic Directions
FS1087.2	Ports of Auckland Limited	Oppose		Accept	
FS1287.17	Blue Wallace Surveyors Ltd	Support		Reject	

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FSI377.109	<i>Havelock Village Limited</i>	<i>Support</i>		<i>Reject</i>	
FSI388.374	<i>Mercury NZ Limited for Mercury E</i>	<i>Oppose</i>		<i>Accept</i>	
<b>464.2</b>			<b>Add</b> a new clause (c) to Policy 4.1.6 Commercial and industrial activities, as follows: <u>(c) Encourage linkages and connections between commercial, industrial, and residential activities.</u> AND Any consequential amendments or further relief to address the concerns raised in the submission.	Reject	Decision Report 5: Strategic Directions
FSI087.5	<i>Ports of Auckland Limited</i>	<i>Oppose</i>		<i>Accept</i>	
FSI388.375	<i>Mercury NZ Limited for Mercury E</i>	<i>Oppose</i>		<i>Accept</i>	
<b>464.3</b>			<b>Add</b> a new point (c) to Policy 4.1.8 Integration and connectivity, as follows: <u>(c) Encourage greater connectivity and integration between commercial, industrial, and residential activities.</u> AND Any consequential amendments or further relief to address the concerns raised in the submission.	Reject	Decision Report 5: Strategic Directions

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<i>FS1087.6</i>	<i>Ports of Auckland Limited</i>	<i>Oppose</i>		<i>Accept</i>	
<i>FS1388.376</i>	<i>Mercury NZ Limited for Mercury E</i>	<i>Oppose</i>		<i>Accept</i>	

<p>464.4</p>			<p>Amend Policy 4.1.16 Horotiu, as follows; (a) Horotiu is developed to ensure:</p> <ul style="list-style-type: none"> <li>(i) Future residential areas are connected to <u>or near</u> the existing village;</li> <li>(ii) Future residential development <del>does not</del> <u>minimises</u> impact on the existing local road network;</li> <li><u>(iia) Future residential development acknowledges the benefits of Horotiu's proximity to Hamilton City;</u></li> <li><u>(iii) Effects on amenity from the strategic transport infrastructure are appropriately mitigated</u> <del>Reverse sensitivity effects from the strategic transport infrastructure networks are avoided or minimised</del></li> <li>(iv) The strategic industrial node is protected by having an acoustic overlay on neighbouring sensitive land uses <u>while recognising the importance of current and future residential activities;</u></li> <li>(v) Future roads, parks, pedestrian and cycle networks are developed in accordance with the Horotiu section of Ngaaruawahia, Hopuhopu, Taupiri, Horotiu, Te Kowhai and Glen Massey Structure Plan.</li> </ul> <p>AND</p>	<p>Reject</p>	<p>Decision Report 5: Strategic Directions</p>
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			Any consequential amendments or further relief to address the concerns raised in the submission.		
<i>FS1087.7</i>	<i>Ports of Auckland Limited</i>	<i>Oppose</i>		<i>Accept</i>	

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<i>FS1333.8</i>	<i>Fonterra Limited</i>	<i>Oppose</i>		<i>Accept</i>	
<i>FS1379.185</i>	<i>Hamilton City Council</i>	<i>Oppose</i>		<i>Accept</i>	
<i>FS1388.377</i>	<i>Mercury NZ Limited for Mercury E</i>	<i>Oppose</i>		<i>Accept</i>	

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464.5			<p>Amend Policy 4.2.18 Multi-unit development, as follows: (a) <del>Ensure</del><u>Enable</u> multi-unit residential subdivision <u>and mixed use</u> development is <u>to be</u> designed in a way that: (i) provides a <u>wide</u> range of housing types; (ii) Addresses and integrates with adjacent residential development, town centres and public open space <u>while recognising the importance of multi-unit developments role in addressing housing supply</u>; ... (v) <del>Maintains the amenity values of neighbouring sites.</del> (b) Encourage developments that promote the outcomes of the Waikato District Council's multi-unit development urban design guidelines (Appendix 3.4), in particular section 3 ... (b)(iv) Ensuring design is contextually appropriate <del>and promotes local characteristics to contribute to community identity</del>; (v) Designs that respond to and promote the public interface by the provision of: A. Streets, <u>communities</u> and public places; ... AND Any consequential amendments or further relief to address the concerns raised in the submission.</p>	Reject	Decision Report 14: Residential Zone

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<i>FS1087.8</i>	<i>Ports of Auckland Limited</i>	<i>Oppose</i>		<i>Accept</i>	<i>Decision Report 14: Residential Zone</i>
<i>FS1388.378</i>	<i>Mercury NZ Limited for Mercury E</i>	<i>Oppose</i>		<i>Accept</i>	<i>Decision Report 14: Residential Zone</i>



464.6			<p>Amend Policy 4.7.6 Co-ordination between servicing and development and subdivision, as follows: <u>Increasingly, infrastructure is put in pursuant to private development agreements and other arrangements, and it should not depend on Council funding or Long-Term Plan arrangements.</u> (a) <del>Ensure</del> <u>Encourage</u> development and subdivision: (i) <del>Is</del> <u>To be</u> located in areas where infrastructural capacity has been planned and funded; (ii) <del>Is-To be</del> located in areas subject to an approved structure plan and provide sufficient infrastructure capacity to meet the demand identified in the structure plan; (iii) <u>To</u> achieves the lot yield anticipated in an approved structure plan; and (iv) <u>To</u> includes infrastructure provision for both the strategic infrastructure network and local infrastructure connections; <u>while acknowledging that there may be exceptions to the above, for example in the case of a new housing development with infrastructure being provided and paid for in whole or in part by central government or private or public-private funding.</u></p> <p>AND</p> <p>Any consequential amendments or further relief to address the concerns raised in the submission.</p>	Accept in Part	Decision Report 32: Miscellaneous Matters
FS1087.9	<i>Ports of Auckland Limited</i>	<i>Oppose</i>		<i>Accept in Part</i>	

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FS1388.379	Mercury NZ Limited for Mercury E	Oppose		Accept in Part	
464.7			<p>Amend Policy 4.7.11 Reverse sensitivity, as follows: <u>Reverse sensitivity effects can be mitigated in many circumstances (for example, through consent conditions or land covenants).</u> (a) Development and subdivision design minimises reverse sensitivity effects arising from current uses on adjacent sites, adjacent activities, or the wider environment; and (b) Avoid, <del>minimise</del> or <u>appropriately mitigate</u> potential reverse sensitivity effects of locating new dwellings in the vicinity of an intensive farming, extraction industry or industrial activity.</p> <p>AND</p> <p>Any consequential amendments or further relief to address the concerns raised in the submission.</p>	Accept in part	Decision Report 32: Miscellaneous Matters
FS1050.1	Kiwi Green NZ Limited	Support		Accept in part	
FS1272.4	KiwiRail Holdings Ltd	Oppose		Accept in part	
FS1087.10	Ports of Auckland Limited	Oppose		Accept in part	

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<i>FSI 168.45</i>	<i>Horticulture New Zealand</i>	<i>Oppose</i>		<i>Accept in part</i>	
<i>FSI 333.10</i>	<i>Fonterra Limited</i>	<i>Oppose</i>		<i>Accept in part</i>	
<i>FSI 377.110</i>	<i>Havelock Village Limited</i>	<i>Support</i>		<i>Accept in part</i>	
<i>FSI 388.380</i>	<i>Mercury NZ Limited for Mercury E</i>	<i>Oppose</i>		<i>Accept in part</i>	
464.8			<p>Delete the minimum lot size from Rule 16.1.3 RDI (c) Restricted Discretionary Activities</p> <p>AND</p> <p>Add a matter of discretion to Rule 16.1.3 RDI Restricted Discretionary Activities, to address lot size</p> <p>AND</p> <p>Delete the minimum living court areas and dimensions from Rule 16.1.3 RDI (h) Restricted Discretionary Activities.</p> <p>AND Add a matter of discretion to Rule 16.1.3 RDI Restricted Discretionary Activities, to address living court areas and dimensions.</p> <p>AND</p>	Reject	Decision Report 14: Residential Zone

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
			Amend Rule 16.1.4 D3 Discretionary Activities as follows: Any Multi-unit development that does not comply with Rule 16.1.3 RDI <u>except for Rules 16.1.3 RDI (c) and (h)</u> . AND Any consequential amendments or further relief to address the concerns raised in the submission.		
FS1308.53	<i>The Surveying Company</i>	<i>Support</i>		<i>Reject</i>	<i>Decision Report 14: Residential Zone</i>
FS1388.381	<i>Mercury NZ Limited for Mercury E</i>	<i>Oppose</i>		<i>Accept</i>	<i>Decision Report 14: Residential Zone</i>

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
464.9			Amend Rule 16.4.1 RDI (a) (i) Subdivision – General, to reduce the minimum lot size as follows: (a)(i) Proposed lots must have a minimum net site area of <del>450m<sup>2</sup></del> <u>400m<sup>2</sup></u> , except where the proposed lot is an access allotment or utility allotment or reserve to vest;  AND  Any consequential amendments or further relief to address the concerns raised in the submission.	Reject	Decision Report 14: Residential Zone
FS1388.382	Mercury NZ Limited for Mercury E	Oppose		Accept	Decision Report 14: Residential Zone
464.10			Delete Rule 23.4.2 RDI (a)(i) General Subdivision.  AND  Any consequential amendments or further relief to address the concerns raised in the submission.	Reject	Decision Report 18: Country Living Zone
FS1379.183	Hamilton City Council	Oppose		Accept	
FS1388.383	Mercury NZ Limited for Mercury E	Oppose		Accept	

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
464.11			Amend the zoning at properties Pt Lot 5 DPS 5176, Lots 1-3 DPS 5176 and Lt Allot 105 Horotiu Parish from Residential Zone to Business Zone (see submission for map of sites Marked Area A).  AND  Any consequential amendments or further relief to address the concerns raised in the submission.	Reject	Decision Report 28K: Zoning – Horotiu
<i>FS1277.31</i>	<i>Waikato Regional Council</i>	<i>Oppose</i>		<i>Accept</i>	
<i>FS1202.132</i>	<i>New Zealand Transport Agency</i>	<i>Oppose</i>		<i>Accept</i>	
<i>FS1388.384</i>	<i>Mercury NZ Limited for Mercury E</i>	<i>Oppose</i>		<i>Accept</i>	
464.12			Amend the zoning of part of the properties Allotment 106 Horotiu Parish and Section 2 SO 486608 from Rural Zone to Residential Zone (see submission for maps).  AND  Any consequential amendments or further relief to address the concerns raised in the submission.	Accept	Decision Report 28K: Zoning – Horotiu

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<i>FSI087.3</i>	<i>Ports of Auckland Limited</i>	<i>Oppose</i>		<i>Reject</i>	
<i>FSI277.32</i>	<i>Waikato Regional Council</i>	<i>Oppose</i>		<i>Reject</i>	
<i>FSI139.146</i>	<i>Turangawaewae Trust Board</i>	<i>Oppose</i>		<i>Reject</i>	
<i>FSI202.114</i>	<i>New Zealand Transport Agency</i>	<i>Oppose</i>		<i>Reject</i>	
<i>FSI379.184</i>	<i>Hamilton City Council</i>	<i>Oppose</i>		<i>Reject</i>	
<i>FSI388.385</i>	<i>Mercury NZ Limited for Mercury E</i>	<i>Oppose</i>		<i>Reject</i>	

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464.13			<p>Add the following specific policy basis for Horotiu which promotes the relationship of Horotiu with the river and its cultural and recreational values as follows: <u>Development on or near the Waikato River should be reflective of the visual and physical qualities of the river and its cultural importance. Recreational uses and activities which promote the rich history and recognize the cultural importance of the river edge are promoted.</u></p> <p>AND</p> <p>Any consequential amendments or further relief to address the concerns raised in the submission.</p>	Accept in part	Decision Report 6: Tangata Whenua
<i>FS/388.386</i>	<i>Mercury NZ Limited for Mercury E</i>	<i>Oppose</i>		<i>Reject</i>	



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464.14			<p>Add a further policy/explanatory statement to the Proposed Plan to consider the future and on-going use of mineral extraction and processing sites that have been closed and rehabilitated as follows: <u>There are a number previously developed mineral extraction and processing sites in the District, some of which have the potential to meet the communities needs for recreation, conservation and reserve needs.</u></p> <p>AND</p> <p>Any consequential amendments or further relief to address the concerns raised in the submission.</p>	Accept in Part	Decision Report 22: Rural Zone
464.15			Amend Rule 16.1.3 RDI (b) Restricted Discretionary Activities, to correct the cross-referencing as follows: (ii) 16.3.8 16.3.6 (iii) 16.3.9 16.3.7 (iv) 16.3.10 16.3.8	Reject	Decision Report 14: Residential Zone
<i>FS1316.40</i>	<i>Alstra (2012) Limited</i>	<i>Support</i>		<i>Reject</i>	<i>Decision Report 14: Residential Zone</i>
<i>FS1388.387</i>	<i>Mercury NZ Limited for Mercury E</i>	<i>Oppose</i>		<i>Accept</i>	<i>Decision Report 14: Residential Zone</i>
464.16			Retain the Residential Zoning at Horotiu and Council's comprehensive approach to this zoning.	Accept	Decision Report 28K: Zoning – Horotiu

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FS1388.388	Mercury NZ Limited for Mercury E	Oppose		Reject	
464.17			<p>Amend Rule 16.4.1 RDI (b) Subdivision – General, by setting fewer matters of discretion as follows: (b) Council’s discretion shall be restricted to the following matters: (i) Subdivision layout; (ii) <del>Shape of lots and variation in lot sizes;</del> (iii) Ability of lots to accommodate a practical building platform including geotechnical stability for building; <del>(iii) Likely location of future buildings and their potential effects on the environment;</del> (v) Avoidance or mitigation of natural hazards; <del>(vi) Amenity values and streetscape landscaping;</del> (vii) Consistency with the matters contained within Appendix 3.1 (Residential Subdivision Guidelines); (viii) Vehicle and pedestrian networks; (ix) Consistency with any relevant structure plan or master plan including the provision of neighbourhood parks, reserves and neighbourhood centres; and (x) Provision of infrastructure.</p> <p>AND</p> <p>Any consequential amendments or further relief to address the concerns raised in the submission.</p>	Reject	Decision Report 14: Residential Zone

<b>Submission number</b>	<b>Further submitter name</b>	<b>Further submitter oppose/support</b>	<b>Summary of decision requested</b>	<b>Decision</b>	<b>Decision report where this subject matter is addressed</b>
<i>FSI 272.3</i>	<i>KiwiRail Holdings Ltd</i>	<i>Oppose</i>		<i>Accept</i>	<i>Decision Report 14: Residential Zone</i>
<i>FSI 388.389</i>	<i>Mercury NZ Limited for Mercury E</i>	<i>Oppose</i>		<i>Accept</i>	<i>Decision Report 14: Residential Zone</i>
464.18			Delete Rule 16.4.4 RDI (a) (iii) Subdivision - Multi-unit development.  AND  Any consequential amendments or further relief to address the concerns raised in the submission.	Accept	Decision Report 14: Residential Zone
<i>FSI 388.390</i>	<i>Mercury NZ Limited for Mercury E</i>	<i>Oppose</i>		<i>Reject</i>	<i>Decision Report 14: Residential Zone</i>
464.19			Amend Rule 16.1.3 RDI Restricted Discretionary Activities, to specify that any application for a resource consent for a Multi-Unit development made under this rule shall not be notified or served on affected persons.  AND  Any consequential amendments or further relief to address the concerns raised in the submission.	Reject	Decision Report 14: Residential Zone
<i>FSI 087.4</i>	<i>Ports of Auckland Limited</i>	<i>Oppose</i>		<i>Accept</i>	<i>Decision Report 14: Residential Zone</i>

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FS1388.391	Mercury NZ Limited for Mercury E	Oppose		Accept	Decision Report 14: Residential Zone
464.20			<p>Add to Rule 16.3.3.1 PI Height – Building general an exception for multi-unit development as follows: <u>The exception shall be Multi-unit development where the height of any building must not exceed 10m.</u></p> <p>AND</p> <p>Any consequential amendments or further relief to address the concerns raised in the submission.</p>	Reject	Decision Report 14: Residential Zone
464.21			<p>Amend Rule 16.4.4 RDI (b) (vii) Multi-unit development, by removing reference to the use of design guidelines as a criteria</p> <p>AND</p> <p>Add a matter of discretion to Rule 16.1.3 RDI Restricted Discretionary Activities, as follows: <u>A design report shall be submitted by a suitably qualified and experienced professional which assesses the Multi Unit Development in accordance with the NZ Urban Design Protocol.</u></p> <p>AND</p>	Reject	Decision Report 14: Residential Zone

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			Any consequential amendments or further relief to address the concerns raised in the submission.		
FSI388.392	Mercury NZ Limited for Mercury E	Oppose		Accept	Decision Report 14: Residential Zone